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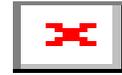
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From: "Kennedy.Nwokolo" <Kennedy.Nwokolo@ashfield.gov.uk>

Date: Monday, 5 January 2026 at 13:19

To: "Daniel.Power" <Daniel.Power@ashfield.gov.uk>

Subject: Ref: V/2025/0696 - EP Comments - 23, Beck Lane, Sutton in Ashfield, Notts.

Hi Daniel,

Contaminated Land – Condition 9

The investigation rationale, sampling strategy and analytical results are considered acceptable, and the recommendations set out within the Phase 2 report are appropriate and proportionate to the identified risks. The results indicate that contaminant concentrations within the sampled areas are within their respective Generic Assessment Criteria or below laboratory limits of detection.

However, the condition cannot be discharged at this stage. The presence of existing workshop buildings means that ground conditions beneath these structures remain unassessed. The Phase 2 Assessment itself identifies this as a data gap and recommends a post-demolition investigation of the workshop footprint. Until this further

assessment is completed and reviewed, Environmental Protection Team cannot confirm that the site is suitable for its proposed residential use. The conceptual site model may require revision depending on the findings of this additional work.

For these reasons, Condition 9 remains outstanding and cannot be discharged until the post-demolition investigation has been undertaken and the results submitted for approval.

Recommended Planning Conditions (to remain in place)

Post-Demolition Investigation Following demolition of the workshop buildings, a targeted contamination assessment of the exposed footprint shall be undertaken by a suitably qualified environmental consultant. This assessment shall include consideration of any bonfire residues. A report detailing the findings and any required remediation or mitigation measures shall be submitted to, and approved in writing by, the Local Planning Authority (LPA).

Unexpected Contamination If contamination that has not previously been identified is encountered during construction, all works in the affected area shall cease immediately. A competent environmental specialist shall assess the material and provide recommendations to the LPA for approval before works recommence.

Verification (if required) Where remediation is deemed necessary, a verification report demonstrating that the approved measures have been satisfactorily completed shall be submitted to and approved by the LPA prior to occupation.

Advisory Notes

An asbestos survey must be undertaken prior to demolition in accordance with the Control of Asbestos Regulations 2012. Basic radon protection measures should be installed where required and confirmed through Building Control. The proposed GEN1 concrete specification is acceptable subject to confirmation of appropriate sulphate conditions. The applicant is advised to consult Building Control regarding the final foundation design. Any soils or demolition arisings removed from the site must be appropriately classified and disposed of in accordance with WM3.

Construction Management Plan – Condition 3

I refer to the Construction Method Statement dated July 2025 submitted in support for this application. Applicant has stated that the proposed working hours will be Mon to Fri - 08:00am - 18:00pm, Sat - 08.00am - 13.00pm and no works to be undertaken on Sundays or Bank Holidays which is acceptable. However, applicant/consultant has not given detailed information on how to deal with noise, vibration, and dust but especially dust and noise issues within and around the site premises.

Given the scale of the development and/or its proximity to sensitive receptors e.g. residential dwellings, I would recommend that the applicant prepares and submits a

detailed Construction Management Plan for the control of noise and dust throughout the demolition/construction phase of the development.

The statement will need to provide detailed proposals for the control of dust and other air emissions from the site, having regard to relevant guidance, for example guidance produced by the Greater London Authority (GLA, 2006), or the Institute of Air Quality Management (IAQM, 2012).

Noise management procedures should have regard to the guidelines described in BS5228, or other agreed guidance/standards.

Conclusively, due to the concerns as stated above. Applicant/consultant will need to address the issues raised above before further comments.

I have no further comments regarding this application.

Kind Regards

Kennedy Nwokolo

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